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109, 3825 34 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35066


MLS ID:
A2306553

\$3,750



 **AMRIT BEDI**
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 Coldwell Banker YAD Realty
 587-897-4141

 109, 3825 34 Street NE, Calgary , Alberta T1Y6Z8

Transaction Type For Lease	Days On Market 1	Lease Amount 3750.00
Lease Frequency Monthly	Zoning I-G	Subdivision Horizon
Year Built 1999	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9910155	Building Area (Sq. Ft.) 1960.00
Building Area (Sq. M.) 182.09	Inclusions None	Restrictions None Known
Reports None		

Prime leasing opportunity! This 1,960 sq ft industrial bay offers a highly desirable location within walking distance to Calgary CTrain's Whitehorn Station, providing excellent accessibility for staff and clients. Zoned IG (Industrial General), the space is well-suited for a variety of light industrial and commercial uses, including kitchen cabinet manufacturing, car detailing, window blind production, warehousing, and more. Currently there is a showroom area already build with 2 private offices and a bathroom. The warehouse has 24 ft clear height ceiling. Enjoy competitive lease rates at just \$23 per sq ft, plus \$13 per sq ft operating costs. Ideal for growing businesses seeking a functional space in a strategic northeast location.

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